



Spring Valley Town Advisory Board

July 26, 2016

MINUTES

Board Members:	John Getter – Chair – EXCUSED Dee Gatliff – Vice Chair – PRESENT John Catlett – PRESENT	Darby Johnson, Jr. – PRESENT Angie Heath Younce – PRESENT
Secretary:	Diana Morton 702 254-8413, ddmort@aol.com PRESENT	
Town Liaison:	Mike Shannon, 702 455-8338, mds@clarkcountynv.gov EXCUSED Tiffany Hesser PRESENT	

I. Call to Order, Pledge of Allegiance and Roll Call

The meeting was called to order at 6:30 p.m.

II. Public Comment

None

III. Approval of July 12, 2016 Minutes

Moved by: A. Heath-Younce

Action: Approved subject minutes as recommended

Vote: 4-0/ Unanimous

Approval of Agenda for July 26, 2016

Moved by: A. Heath-Younce

Action: Approved agenda as recommended

Vote: 4-0/Unanimous

IV. Informational Items

Tiffany Hesser made the following announcements:

- a. Clark County will be hosting Town Hall Meetings to seek public comment and input regarding the proposal to reorganize the Clark County School District.

Commissioner Brager will host a meeting on August 8, 2016, 6:30pm-8:30pm at Desert Breeze Community Center – 8275 Spring Mountain Rd.

Commissioner Sisolak will host a meeting on August 2, 2016, 6pm-8pm at Sierra Vista High School – 8400 W. Robindale.

- b. Clark County Neighborhood College is accepting applications through August 12, 2016. More information on the 10-week course can be found on the County website: clarkcountynv.gov

BOARD OF COUNTY COMMISSIONERS

STEVEN SISOLAK, Chair–LARRY BROWN, Vice-Chair

SUSAN BRAGER–CHRIS GIUNCHIGLIANI–MARILYN KIRKPATRICK–MARY BETH SCOW–LAWRENCE WEEKLY

DON BURNETTE, County Manager

c. LVMPD reminds the public to be cautious and aware while they engage PokemonGo activities, which have been used to lure victims into dangerous situations.

V. Planning & Zoning

08/02/16 PC

1. **TM-0095-16 – EQ SAHARA, LLC:**

TENTATIVE MAP for a commercial subdivision on 3.1 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the east side of Rainbow Boulevard and the south side of Sahara Avenue within Spring Valley. SB/dg/ml (For possible action)

PC 8/2/16

Action: Approved subject to staff conditions

Moved by: D. Gatliff

Vote: 4-0/Unanimous

08/16/16 PC

2. **UC-0240-09 (AR-0096-16) - WW & JJ CHOI, LLC:**

USE PERMITS SECOND APPLICATION FOR REVIEW for the following: **1)** allow an automobile detailing business in a C-1 zoning district; **2)** reduce separation from an automobile detailing business to a residential use; **3)** allow an automobile maintenance facility in a C-1 zoning district; **4)** allow an automobile repair facility in a C-2 zoning district; and **5)** allow an automobile minor paint and body shop within a C-2 zoning district.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce the separation from an automobile maintenance facility to a residential use; **2)** reduce the separation from an automobile minor paint and body to a residential use; and **3)** reduce the separation from an automobile repair facility to a residential use in conjunction with shopping center on 2.5 acres in a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone. Generally located on the west side of Decatur Boulevard, 175 feet north of Reno Avenue within Spring Valley. SS/jt/ml (For possible action) **PC 8/16/16**

8/16/16

Action: Approved subject to staff conditions

Moved by: John Catlett

Vote: 4-0/Unanimous

3. **DR-0445-16 – LAREDO PROPERTIES, LLC, ET AL.:**

DESIGN REVIEW for a proposed office building in conjunction with an existing office complex on a portion of 2.6 acres in a C-P (Office & Professional) Zone in the MUD-3 Overlay District. Generally located on the west side of Montessouri Street, 200 feet south of Sahara Avenue within Spring Valley. SB/mk/ml (For possible action) **PC 8/16/16**

Action: Approved subject to staff conditions

Moved by: A. Heath-Younce

Vote: 4-0/Unanimous

4. **DR-0468-16 – AMITY ASSESTS, LLC:**

DESIGN REVIEW to maintain an existing garage in conjunction with an office on 0.8 acres in a C-P (Office & Professional) Zone. Generally located on the west side of Jones Boulevard and the south side of Palmyra Avenue within Spring Valley. SB/rk/ml (For possible action) **PC 8/16/16**

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SUSAN BRAGER–CHRIS GIUNCHIGLIANI–MARILYN KIRKPATRICK–MARY BETH SCOW–LAWRENCE WEEKLY

DON BURNETTE, County Manager

Action: Applicant no show – Held by Board until August 9, 2016 Town Board meeting
Moved by: A. Heath-Younce
Vote: 4-0/Unanimous

5. **TM-0100-16 – NEW RUSSELL ONE, LLC:**

TENTATIVE MAP for a commercial subdivision on 17.8 acres in a U-V (Urban Village – Mixed Use) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the south side of Russell Road and the east side of Rocky Hill Street within Spring Valley. SB/rk/ml (For possible action) **PC 8/16/16**

Action: Approved subject to staff conditions

Moved by: D. Gatliff

Vote: 4-0/Unanimous

6. **UC-0440-16 – WARREN MARITAL TRUST, ET AL:**

USE PERMIT to allow a proposed food cart (taco cart) not located within an enclosed building.

DESIGN REVIEW for a proposed food cart (taco cart) in conjunction with an existing convenience store on 0.3 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Tropicana Avenue and the west side of Duneville Street within Spring Valley. SS/dg/ml (For possible action) **PC 8/16/16**

Action: Denied per staff recommendation

Moved by: D. Gatliff

Vote: 4-0/Unanimous

7. **UC-0452-16 – YI, JOE SIHONG SURVIVORS TRUST, ET AL:**

USE PERMITS for the following: 1) on-premises consumption of alcohol establishment (proposed supper club); and 2) reduced separation from a residential use to a proposed supper club in conjunction with an existing restaurant within a shopping center on a portion of 4.0 acres in a C-1 (Local Business) Zone. Generally located on the west side of Fort Apache Road and the south side of Patrick Lane within Spring Valley. SB/dg/ml (For possible action) **PC 8/16/16**

Action: Applicant no show – Held by Board until August 9, 2016 Town Board meeting

Moved by: A. Heath-Younce

Vote: 4-0/Unaminous

8. **UC-0461-16 – 2660 SOUTH RAINBOW INVESTMENT, LLC:**

USE PERMIT to allow a personal services business (beauty salon/day spa) including accessory massage in conjunction with an existing office complex on 1.1 acres a C-P (Office & Professional) Zone in the MUD-4 Overlay District. Generally located on the east side of Rainbow Boulevard, 100 feet north of Eldora Avenue within Spring Valley. SB/rk/ml (For possible action) **PC 8/16/16**

Action: Approved subject to staff conditions

Moved by: D. Gatliff

Vote: 4-0/Unanimous

9. **UC-0465-16 – BENCH CORP:**

USE PERMIT for a proposed food cart/trailer not located within an enclosed building.

DESIGN REVIEW for a food cart (shaved ice) in conjunction with an existing convenience store with gasoline pumps and car wash on 0.9 acres in a C-2 (General Commercial) Zone. Generally located on the northwest corner of Flamingo Road and El Capitan Way within Spring Valley. SB/rk/ml (For possible action) **PC 8/16/16**

Action: Approved subject to staff conditions

Moved by: John Catlett

Vote: 4-0/Unanimous

10. **VS-0460-16 – ST HOLDINGS I, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Buffalo Drive and Miller Lane and between Viking Road and Flamingo Road and a portion of right-of-way being Buffalo Drive located between Viking Road and Flamingo Road within Spring Valley (description on file). SB/co/ml (For possible action) **PC 8/16/16**

Action: Approved subject to staff conditions

Moved by: D. Gatliff

Vote: 4-0/Unanimous

11. **WS-0456-16 – 6290 S. RAINBOW, LLC:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced side street (corner) setback; and **2)** reduce the setback to a right-of-way.

DESIGN REVIEW for carports in conjunction with an existing office complex on 0.7 acres in a C-P (Office & Professional) (AE-60) Zone in the CMA Design Overlay District. Generally located on the north side of Post Road, 75 feet east of Rainbow Boulevard within Spring Valley. SS/rk/ml (For possible action) **PC 8/16/16**

Action: Approved subject to staff conditions

Moved by: John Catlett

Vote: 4-0/Unanimous

VI. General Business

None

VII. Public Comment

A neighbor asked how he can get the area of land behind his house moved up in priority on the Parks list. He has been told it is #10 on the list due to budget issues. He will work with the SVTAB and liaison to help make this a higher priority. The location of the proposed park is W. Diablo Dr. and S. Buffalo Dr. and W. Russell Rd.

Concerns were brought up about the removal of handicapped parking near the dog park at Desert Breeze. Attempts to find out why this occurred and how it can be remedied been made to no avail. Neighbors would like their liaison to help with the situation.

VIII. Next Meeting Date

The next regular meeting will be August 9, 2016

IX. Adjournment

The meeting was adjourned at 7:30 p.m.